

SUBDIVISION COMMITTEE
Regular Meeting --- June 27, 1972

PRELIMINARY PLANS

C8-72-17 Capitol Ridge Addition
Valley View Dr. & El Viejo Camino

The staff reported that this subdivision consists of 16.14 acres with 40 lots, the average lot size being 90 feet by 150 feet.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Public Works (Engineer) | - Complete street names. |
| 2. Public Works (Director) | - OK |
| 3. Storm Sewer | - OK |
| 4. Water and Sewer | - Water and waste water service is not available from the City of Austin. |
| 5. Electric Department | - OK |
| 6. Health Department | - Field Survey indicates that septic tanks built and maintained in accordance with the State Department of Health Plans and Specifications should operate satisfactorily. Approval of septic tanks limited to single family residences. |
| 7. Traffic and Transportation | - 30 foot radius on property line--corner of El Viejo Camino and Valley View. This is a revision. |
| 8. Parks and Recreation | - OK |
| 9. Telephone Company | - Easement widths required. |

Planning Department comments are as follows:

1. Variance required for double frontage Lots 12-18 and 21-25, Block A and 7-9, Blk. B. Recommend variance be granted because of adjacent land use.
2. 10 foot additional R.O.W. required on El Viejo Camino for a collector street.
3. Round all street intersections with a 15 foot radius except intersection of Valley View Drive and El Viejo Camino which should be a 30 foot radius.
4. 25 foot building setback line required on front and rear streets for through lots 12-18 and 21-25, Block A.
5. Show all street names.
6. Recommend street connecting North Plateau Path and El Viejo Camino intersect El Viejo Camino at 90°.
7. Restriction required on final plat limiting use of lots to single-family as required by the Health Department.
8. Identify source of water, if private system. Plans and specifications for such system must be approved by state and local Health Authorities prior to final approval.
9. No sidewalks required. (Suburban)
10. Compliance with departmental requirements and recommendations.

C8-72-17 Capitol Ridge Addition--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CAPITOL RIDGE ADDITION, pending compliance with all of the above departmental requirements.

C8-72-20 Lakeway, Section Twenty-three (23)
Lakeway Boulevard & Colorado Circle

The staff reported that this subdivision consists of 50.66 acres with 119 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Public Works (Engineer) | - Give survey out of which this subdivision is to be taken. |
| 2. Public Works (Director) | - OK |
| 3. Public Works (Storm Sewer) | - Additional easements may be required. |
| 4. Water and Sewer | - Water and waste water is not available from the City of Austin. |
| 5. Electric Department | - Out of our service area. |
| 6. Health Department | - No report. |
| 7. Parks and Recreation | - OK |
| 8. Traffic and Transportation | - OK |
| 9. Telephone Company | - No report. |

Planning Department comments are as follows:

1. Variance required on length of block along southwest and north edge of subdivision and the block adjoining Lakeway Blvd. Recommend variance be granted because of topography and platted subdivision to the south, and adequate circulation is provided.
2. Restriction required on final plat pertaining to Health Department approval of water supply and connection to a waste water collection and treatment facility.
3. No sidewalks required. (Suburban)
4. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION TWENTY-THREE (23), pending compliance with all of the above departmental requirements and granting a variance on the length of the block on the south, west, and north side of the subdivision and the block adjoining Lakeway Blvd.

C8-72-60 Apache Shores, Section Seven (7)
Red Fox Road and Debba Drive

The staff reported that this subdivision consists of 114.22 acres with 169 lots, the average lot size being 90 feet by 250 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Need the adjacent property owner on south side. Need tie across Red Fox Road and the survey out of which this subdivision is to be taken.
2. Public Works (Director) - OK
3. Public Works (Storm Sewer) - Additional easements required.
4. Water and Sewer - Water and waste water service is not available from the City of Austin.
5. Electric Department - An easement of 5 feet required along all property lines.
6. Health Department - No report.
7. Traffic and Transportation - OK
8. Parks and Recreation - Need service access to easements.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Variance required on length of Block G. Recommend variance be granted because of topography.
2. Variance required on length of Washoe Circle and Pikes Road. Recommend variance be granted because provision is made for extension.
3. Variance required on Tuscola Circle length. Recommend variance not be granted and that street be required to be extended to Fox Road as shown on overlay sketch.
4. Recommend restriction be required on final plat limiting use to single-family.
5. Restriction required on final plat pertaining to Health Department approval of private water systems and septic tank use.
6. Name required for cul-de-sac off Fort Smith Trail.
7. No sidewalks required. (Suburban)
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary subdivision of APACHE SHORES, SECTION SEVEN (7) pending compliance with all of the above departmental requirements and subject to requiring a restriction on the final plat pertaining to Health Department approval of private water systems and subject to Department approval for septic tank use or treatment facilities if required by the Health Department.

C8-72-61 H.S.R. Subdivision
Spicewood Springs Road & Mesa Drive

The staff reported that this subdivision consists of 24.99 acres with 24 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give survey out of which this subdivision is to be taken, give contour interval and give tie across Spicewood Springs Road.
2. Public Works (Director) - OK
3. Public Works (Storm sewer) - Easements required.
4. Water and Sewer - OK
5. Electric Department - Easements required at a later date.
6. Health Department - OK
7. Traffic and Transportation - Greenview Dr. to have 60' R.O.W. from Steck to 90° turn into existing subdivision. Sidewalks required on Greenview and Steck. Consideration should be given to a collector street through this property between Steck and Spicewood Springs Road for circulation for "LR" and "GR" zoning.
8. Parks and Recreation - Give name of who maintains common area and easements.
9. Telephone Company - OK

Planning Department comments are as follows:

1. Recommend 60 foot street to connect Spicewood Springs Rd. and Steck Ave. between lots 1 and 2 along the 30 foot public utility easement, and as shown on overlay sketch.
2. All lots shall have a unique lot and block number.
3. Accept proposed use of Lot 2 as PUD, but use as professional offices is unsatisfactory and is subject to zoning prior to submission of a final plat.
4. Recommend an additional tier of townhouse lots be required on west side of Greenvview Drive eliminating access from PUD Lot 2 to Greenvview Drive unless said PUD site is developed entirely as low density residential.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along the north isde of Spicewood Springs Road, along the south side of Steck Avenue and the east side of street recommended in comment number one.
6. Require 45 foot R.O.W. from centerline of Spicewood Springs Road.
7. Austin Public Schools required to join in final plat for dedication of Steck Ave.
8. Special Permit and separate subdivision required for proposed PUD sites.
9. Special Permit required for townhouse and final plat must conform to approved Special Permit site plan.
10. Compliance with departmental requirements and recommendations.

C8-72-61 H.S.R. Subdivision--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of H.S.R. SUBDIVISION on that part west of east line of street recommended in Planning Dept. Comment Number One and all of Steck Avenue subject to applicable conditions above, and to refer the balance of the plan to the full Planning Commission for action (No public hearing) permitting the developer, staff, and the adjacent owners to work out an acceptable plan.

C8-72-62 Mesa Oaks Village
Spicewood Springs Road & Mesa Drive

The staff reported that this subdivision consists of 41.6 acres with 10 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Public Works (Engineer) | - Need North Arrow on location map, need name of survey from which this subdivision is to be taken and complete contour interval. |
| 2. Public Works (Director) | - OK |
| 3. Storm Sewer | - Additional easements may be required. |
| 4. Water and Sewer | - OK |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - OK |
| 7. Parks and Recreation | - OK |
| 8. Traffic and Transportation | - An east-west collector is needed extending west from Mesa to provide access and circulation. Sidewalks required on Mesa Dr. |
| 9. Telephone Company | - OK |

Planning Department comments are as follows:

1. Recommend the east 380 feet of Lot 2, Block B, be platted as a separate lot.
2. Recommend Lots 4 and 5, Block A, be platted as one lot. (Recommendations (1), (2) and (3) as shown on overlay)
3. 45 feet of R.O.W. required from existing centerline of Spicewood Springs Road.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along south side of Spicewood Springs Road, both sides of Mesa Drive and north side of Myrich Drive. (This subdivision requirement includes sidewalks along the south side of Spicewood Springs Road and the west side of Mesa Drive adjacent to the Safeway Addition #2.
5. Special Permit and separate subdivision required for proposed PUD sites.
6. Compliance with departmental requirements and recommendations.

C8-72-62 Mesa Oaks Village--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of MESA OAKS VILLAGE pending compliance with all of the above departmental requirements and requiring the east 380 feet of Lot 2, Block B be platted as a separate lot; deleting the east-west collector street recommended by Traffic and Transportation.

C8-72-65 Eck Lane Addition
Eck Lane

The staff reported that this subdivision consists of 6.70 acres with 5 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Public Works (Engineer) | - Give survey out of which this subdivision is to be taken. |
| 2. Public Works (Director) | - OK. |
| 3. Public Works (Storm Sewer) | - Easements required. |
| 4. Water and Sewer | - Water and waste water service not available from the City of Austin. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - No report. |
| 7. Traffic and Transportation | - OK. |
| 8. Parks and Recreation | - OK. |
| 9. Telephone Company | - No report. |

Planning Department comments are as follows:

1. Recommend revision of plan as shown on overlay sketch to provide for extension of street and to provide adequate frontage for all resulting lots and to provide frontage to park tract so utility service can be obtained, and to eliminate necessity for variance on length of a dead end street which cannot be recommended.
2. Restriction required on final plat pertaining to the ownership, taxation, maintenance and use of proposed private park. (Not to be used as building site)
3. Variance required on width of private park tract at street and building line. Recommend variance be granted if conditions 1 and 2 are complied with.
4. If water level of lake drops below the 675 foot elevation, the park site will not have access to the lake.
5. Approval of septic tank construction by LCRA required prior to approval of final plat.
6. All lots, except park site, required to have building site above the 715 foot contour exclusive of front setback lines.
7. No sidewalks required. (Suburban)
8. Compliance with departmental requirements and recommendations.

C8-72-65 Eck Lane Addition--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ECK LANE ADDITION pending compliance with all of the above departmental requirements and granting a variance on the width of the frontage of the park tract.

C8-72-66 CINCO
South Lamar Blvd. and Cinco Street

The staff reported that this subdivision consists of 4.03 acres with 8 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Public Works (Engineer) | - Give survey out of which this subdivision is to be taken, give tie across South Lamar Blvd, and the date of the survey. |
| 2. Public Works (Director) | - OK |
| 3. Public Works (Storm Sewer) | - Easements required. |
| 4. Water and Sewer | - OK |
| 5. Electric Department | - OK |
| 6. Health Department | - OK |
| 7. Traffic and Transportation | - Sidewalk required on Lamar. |
| 8. Parks and Recreation | - OK |
| 9. Telephone Company | - No report |

Planning Department comments are as follows:

1. Recommend 30-Day postponement because additional property is required to be included, which requires additional notification.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of CINCO for thirty (30) days.

C8-72-67 Northview Hills, Section One (1)
Texas Plum Road and Mellow Lane

The staff reported that this subdivision consists of 33.12 acres with 59 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|----------------------------|---|
| 1. Public Works (Engineer) | - Show ties across Texas Plum Rd. and Spicewood Springs Rd. to stake, R.O.W. marker or the fence. |
|----------------------------|---|

C8-72-67 Northview Hills, Section One (1)--contd.

2. Public Works (Director) - May need additional R.O.W. on Spicewood Springs Road.
3. Storm Sewer Department - Additional easements may be required.
4. Water and Sewer - Waste water service is not available.
5. Electric Department - Out of our service area.
6. Health Department - No report.
7. Traffic and Transportation - R.O.W. to be 90 feet on Spicewood Springs Road.
8. Parks and Recreation - OK
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Require 45 feet of R.O.W. from existing centerline of Spicewood Springs Road.
2. Require Health Department approval for septic tank use prior to submission of final plat and all lots are required to comply with minimum area requirements of Health Department.
3. No sidewalks required. (Suburban)
4. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of NORTHVIEW HILLS, SECTION ONE (1), pending compliance with all of the above departmental requirements.

C8-72-68 Loyola Center
Bluestein and Loyola Lane

The staff reported that this subdivision consists of 23.14 acres with two lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Need tie across Loop 111, need location map, i.e. scale and north point.
2. Public Works (Director) - OK
3. Public Works (Storm Sewer) - No report.
4. Water and Sewer - Existing easement not shown.
5. Electric Department - OK
6. Health Department - Waste water system to be available
7. Traffic and Transportation - Show relationship of Loyola to Decker Lake

C8-72-68 Loyola Center--contd.

- Road on east side of U.S. 183. Construct 60 foot roadway for Loyola for a distance of 250 feet west of U.S. 183, then taper in 150 feet back of 44 feet. Sidewalks required on Loyola.

- 8. Parks and Recreation - OK
- 9. Telephone Company - Need P.U.E.'s as shown.

Planning Department comments are as follows:

1. Show relationship of Loyola Lane to Decker Lake Road on the east side of Bluestein Boulevard. Centerlines required to line up across Bluestein Boulevard.
2. Contours required to be not more than 100 horizontal feet apart.
3. Label proposed use of all tracts.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Loyola Lane.
5. Dedication and fiscal arrangements for the development of Loyola Lane adjoining Tract 1 required with this final plat.
6. Needs location sketch shown on plat.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LOYOLA CENTER, pending compliance with all of the above departmental requirements.

C8-72-71 Indian Springs
Indian Springs Drive & U.S. 183

The staff reported that this subdivision consists of 228 acres with 618 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give name of survey out of which this subdivision is to be taken, give complete contour interval, give complete list of adjacent property owners, and give tie across U.S. 183 and Spicewood Springs Rd.
2. Public Works (Director) - Recommend that Burrhill Drive and Indian Springs Drive be at least 64 feet wide rather than 60 feet.
3. Public Works (Storm Sewer) - Easements required and additional contours and elevations are needed.
4. Water and Sewer - Majority of this subdivision cannot be serviced with waste water service. Annexation into Water District #1 may be required.

C8-72-71 Indian Springs--contd.

5. Electric Department - Easements required at a later date.
6. Health Department - Recommend disapproval until a waste water system is available.
7. Traffic and Transportation - Sidewalks required.
8. Parks and Recreation - OK
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Recommend approval of area outlined in blue on plat review print (Section 1) only. Recommend balance of plan be held in abeyance pending further study by staff and engineers.
2. Show survey tie and existing width of Old Highway 183.
3. Identify proposed use of all lots other than single-family.
4. Recommend restriction be required on final plat limiting use to single-family on duplex except for proposed commercial tract at U.S. 183 and Spicewood Springs Road and the tract at U.S. 183 and Indian Springs Drive until Master Plan or zoning of the City permits otherwise.
5. Approval by the Health Department for septic tank use required prior to submission of final plat.
6. Cul-de-sac required at east end of Endler Drive. Recommend variance be granted not requiring cul-de-sac because street is only one lot depth from an intersection on one side, and only two lots require this street for access.
7. Compliance with departmental requirements and recommendations.
8. Show building setback lines and lot designations for commercial tracts.
9. Fiscal arrangements required in conjunction with final plat for sidewalks along the southeast side of Indian Springs Drive and the northeast side of Danwood Drive and the southwest side of Lundgreen Drive.
10. Varinace required on the length of Blk. F. Recommend variance be granted because adequate circulation is provided.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of INDIAN SPRINGS, SECTION ONE (1), pending compliance with all of the above departmental requirements.

C8-72-72 Barrington Oaks
Barton Hills Drive & Chaparal Drive

The staff reported that this subdivision consists of 190.9 acres, with 276 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Need streets and scale on location map. Need number of lots, and give survey out of which this subdivision is to be taken.
2. Public Works (Director) - OK

C8-72-72 Barrington Oaks--contd.

3. Public Works (Storm Sewer) - Show 25-year flood line along creek, show existing storm sewers, easements required, and the vicinity map is unclear.
4. Water and Sewer - 54 inch waste water main will be required in Barton Creek as shown, and 10 foot easement will be required.
5. Electric Department - Easements required at a later date.
6. Health Department - OK. Waste water system available.
7. Parks and Recreation - Need access to drainage easement; easement to be provided along Barton Creek. (Barton Creek is part of the Austin Development Plan.)
8. Traffic and Transportation - R.O.W. to be 70' on Barton Hills Dr. with 100' transition from 80' existing to 70' proposed. Another collector street outlet is needed to serve this area. Alignment of Barton Skyway must match that on the arterial plan. Proposed extension of Zilker Park may affect this property. Sidewalks required.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Recommend approval of area outlined in blue on plat review print (Section 1) only. Recommend balance of plan be held in abeyance pending further study by staff and engineers.
2. Recommend Barrington Oak Drive be shifted one lot west from Lot 2, Block G, Barton Hills West, Section One as shown on overlay sketch and retain walkway easement to green belt.
3. Off-set intersections required to be minimum of 150 feet centerline to centerline.
4. Recommend that City initiate a request for vacation of the existing stub portion of Scarlet View Drive and such vacation be accomplished without cost to the abutting property owners.
5. Variance required on length of block adjoining Barton Creek. Recommend variance be granted because of topography.
6. Recommend that a green belt be provided covering the area subject to flooding by Barton Creek with access easements from Barrington Oak Drive.
7. An additional conservation easement may be required above the drainage and green belt contour.
8. Identify use of strip between Blocks A and J. If green belt, access should be provided. If not green belt, lots required to be extended to center of draw with the required easement for drainage.
9. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Barton Hills Drive and the east side of that portion of Barton Hills Drive which intersects itself.
10. Transition from 80 feet to 70 feet on Barton Hills Drive requires approval by Traffic and Transportation Department.
11. Compliance with departmental requirements and recommendations.

After further discussion, the Committee then

C8-72-72 Barrington Oaks--contd.

VOTED: To APPROVE the preliminary plan of BARRINGTON OAKS, pending compliance with all of the above departmental comments and recommending the owner discuss with the Parks and Recreation Department the needs for a conservation easement along Barton Creek and requiring 70 feet right-of-way on Barton Hills Drive.

C8-72-73 Little Bee Creek Estates
The High Road and Little Bee Creek Circle

The staff reported that this subdivision consists of 3.3 acres with 4 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK
2. Public Works (Director) - OK
3. Public Works (Storm Sewer) - Easements required.
4. Water and Sewer - Waste water service is not available.
5. Electric Department - Easements required at a later date.
6. Health Department - No report.
7. Traffic and Transportation - Objection withdrawn. Okayed at the meeting.
8. Parks and Recreation - OK
9. Telephone Company - OK

Planning Department comments are as follows:

1. Show building setback lines on plan.
2. Health Department approval required on septic tanks prior to acceptance of final plat.
3. Recommend restriction be required on final plat limiting use of lots to residential.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LITTLE BEE CREEK ESTATES, pending compliance with all of the above departmental requirements.

C814-72-03 Woodstone Square (PUD)
Pecos Street and Warren Street

The staff reported that this planned unit development consists of 6.465 acres with 50 lots.

The staff reviewed the following departmental comments:

C814-72-03 Woodstone Square (PUD)--contd.

1. Public Works (Engineer) - Contour datum and the survey out of which this subdivision is to be taken is needed.
2. Public Works (Director) - OK
3. Public Works (Storm Sewer) - Easement pipe required; show existing pipe.
4. Water and Sewer - Easements and sewer relocations will be required.
5. Electric Department - All area not to be transferred as individual lots are to be dedicated for use as public utilities.
6. Health Department - OK
7. Parks and Recreation - OK
8. Traffic and Transportation - R.O.W. on West 35th Street to be 70 feet.
9. Telephone Company - Easements will be required.

Planning Department comments are as follows:

1. Recommend disapproval because ordinance requirements for submission have not been complied with.

After further discussion, the Committee unanimously

VOTED: To DISAPPROVE the planned unit development of WOODSTONE SQUARE (PUD), pending submission of a proper preliminary plan meeting the requirements of the subdivision ordinance.

C814-72-05 The park at Battle Bend Springs (PUD)
Fort Clark Drive

The staff reported that this planned unit development consists of 8.26 acres with 68 lots.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give name of survey out of which this subdivision is to be taken and north arrow location map.
2. Public Works (Director) - OK Recommend access easement to Battle Bend Blvd.
3. Public Works (Storm Sewer) - OK
4. Water and Sewer - Estimates on utilities for this PUD will be sent in with final plat.
5. Electric Department - Easements required at a later date.

C814-72-05 The Park at Battle Bend Springs (PUD)--contd.

6. Health Department - Waste water system to be available.
7. Traffic and Transportation - Requires cul-de-sac on Spanish Bluff Drive, paving to be 44 feet on Fort Clark Drive, access must be provided thru driveway approaches and minimum 25 foot width. Sidewalks required on Fort Clark.
8. Parks and Recreation - No report.
9. Telephone Company - Additional easements as needed on attached plan.

Planning Department comments are as follows:

1. Recommend access easement from subdivision to Battle Bend Boulevard be a portion of subdivision.
2. Recommend vacation of Spanish Bluff Drive (initiated by the City) from west boundary of Subdivision to Presidio Road.
3. Show all building setback lines.
4. Show north point on location map.
5. Fiscal arrangements required in conjunction with final plat for sidewalks on west side of Fort Clark Drive.
6. Preliminary plan and final plat must conform to approved special permit site plan.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the planned unit development of THE PARK AT BATTLE BEND SPRINGS (PUD) pending compliance with all of the above departmental requirements. The Subdivision Committee indicated that they had no objection to the applicants appealing the density permitted by current zoning on the one lot (Lot One) from which the access is to be provided for the planned unit development.

C814-72-06 The Park at Fairview
South Congress and Ramble Lane

The staff recommended that this case be postponed.

After further discussion, the Committee unanimously

VOTED: To POSTPONE for 30 days, the planned unit development of THE PARK AT FAIRVIEW.

SHORT FORM PLATS -, FILED AND CONSIDERED

The staff reported that the following short form subdivisions have been before the Committee in the past and have complied with all departmental requirements, therefore the staff's recommendation is that they be approved. The Committee unanimously

VOTED: To APPROVE the following short form plats:

C8s-71-274 H.M.S. Subdivision Revision
Parker Lane and Woodland Avenue

SHORT FORMS - FILED AND CONSIDERED--contd.

C8s-72-151	<u>Willie C. Garcia Subdivision</u> Cooper Lane
C8s-72-155	<u>Isable Addition</u> Thunderbird Road
C8s-72-163	<u>Resub. of lts. 1,2,3, & W. portion of Lt. 17, Blk. E, Plaza Pl.</u> Raymond Street & Shirley Lane
C8s-72-172	<u>A. R. Richey Subdivision</u> Banister Lane and South 2nd St.
C8s-72-173	<u>Penn Estates</u> Burnet Road and Whatley Road
C8s-72-176	<u>Resub. of Maas Addition, Lt. 7, Blk. 14</u> Waterston Street & Woodlawn Blvd.
C8s-72-178	<u>Jim and Mike Subdivision</u> East Riverside Drive at Kirksey Drive
C8s-72-180	<u>Doering - Gault Subdivision</u> Blue Goose Road

The staff reported that the following nine short form subdivisions have not been before the Committee and be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the following nine short form plats:

C8s-72-187	<u>Burton and Mead Subdivision</u> Ashdale Drive and Parkdale Drive
C8s-72-188	<u>Joyland Subdivision</u> Joy Lane
C8s-72-193	<u>2nd Resub. of the Park at Quail Cr. Amd.</u> Rutland Drive
C8s-72-194	<u>3rd Resub. of the Park at Quail Cr. Amd.</u> Rutland Drive
C8s-72-196	<u>Rosell's Subdivision</u> Pecan Springs Rd. at Marymount Drive
C8s-72-197	<u>Fleming & Lewis Addition</u> East 19th and Tillery Street
C8s-72-198	<u>Hyde Park Addition Resub.</u> Avenue H. and East 41st St.
C8s-72-199	<u>Fiesta Apts. #2 Subdivision</u> Avenue A
C8s-72-204	<u>Northwest Hills, Section 9-C, Resub.</u> North Hills Drive and Village Center

The staff reported that the following four short form subdivisions have not been before the Committee and be accepted for filing and disapproved pending compliance with all of the above departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements the following short form plats:

C8s-72-190	<u>Resub. Lt. 1, Walnut Hills, Sec. 4</u> Northeast Drive
C8s-72-195	<u>Resub. Lts. 10-18, 34-37, Watson Park</u> Parkway Drive & Half Moon Bend

SHORT FORMS - FILED AND CONSIDERED--contd.

C8s-72-200 El Tejas Resubdivision
State Hwy. 71 and Thompson Road
C8s-72-201 Barton Hollow Resubdivision
Hollow Creek Drive

The staff recommended that the following two short form subdivisions be accepted for filing and approved, granting a variance required on signature of adjoining owner. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE, granting a variance required on signature of adjoining owner of the following two short form subdivisions:

C8s-72-191 Walter L. McBride Subdivision
Delrose Avenue
C8s-72-202 Daugherty Subdivision
Goodwin Avenue

C8s-72-189 Mince Subdivision
I.H. 35

The staff recommended that this short form subdivision be accepted for filing and disapproved, granting a variance required on signature of adjoining owner and subject to a letter from the adjoining property owners to the south and east, indicating that they will provide for a partial cul-de-sac at the intersection of Matagorda and Wind Oak Drive when they develop their property. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE the short form subdivision of MINCE SUBDIVISION, granting a variance required on signature of adjoining owner, subject to a letter from the adjoining property owners to the south and east indicating that they will provide for a partial cul-de-sac at the intersection of Matagorda and Wind Oak Drive when they develop their property.

C8s-72-192 Con-Cir Addition
South Congress and The Circle

The staff recommended that this short form subdivision be accepted for filing and approved granting a variance required to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the short form subdivision of CON-CIR ADDITION, granting a variance required to exclude the balance of the tract.

C8s-72-203 Flournoy's East
South Congress and Wasson Road

The staff recommended that this short form subdivision be accepted for filing and approved, pending compliance with departmental requirements and requiring a note on plat to the effect that the 20' R.O.W. for extension of Stassney Lane be dedicated at no cost to the City at the time the other 80' is dedicated. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the short form subdivision FLOURNOY'S EAST, pending compliance with departmental requirements and requiring a note

SHORT FORMS - FILED AND CONSIDERED--contd.

on the plat to the effect that the 20' R.O.W. for extension of Stassney Lane be dedicated at no cost to the City at the time the other 80' is dedicated.

C8s-72-205 Quail Creek W., Phase II, Commercial
Rutland Drive

The staff recommended that this short form subdivision be accepted for filing and disapproved, pending compliance with departmental requirements requiring tax certificates. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE, the short form subdivision of Quail Creek W., Phase II, Commercial, pending compliance with departmental requirements and requiring tax certificates.